

Section 3.0

Rezoning Rationale

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3.1 Rezoning Rationale Summary

Applicable Plans, Guidelines and Agreements Rationale Analysis Executive Summary

As the implications of the redevelopment are broad, we recognize the guidance offered by related land use policy, as well as other City policies, strategies, and plans. Our belief is that this proposal broadly aligns with the policy objectives of the City, and overwhelmingly conforms to many of the detailed requirements of specific plans and guidelines.

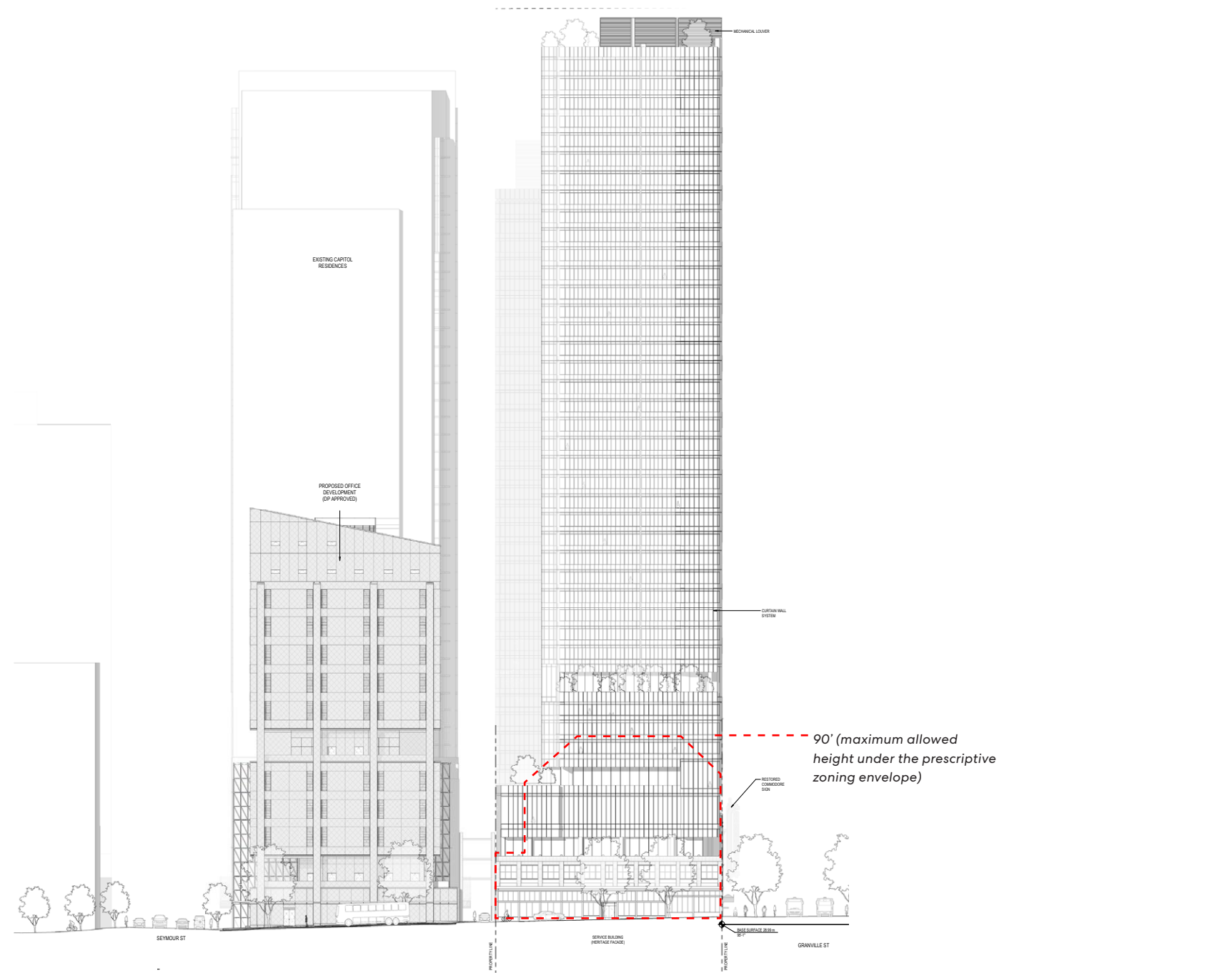
At the same time we also acknowledge that the proposal contradicts some important characteristics of some existing plans, specifically around some anticipated physical characteristics, such as use, height, and density of development. However, as part of the amendment application process, there have been a number of highly collaborative working sessions with CoV Planning Staff over the course of last nine months to ensure there is a level of alignment with the proposed Granville Street Planning policy changes regarding use, height, density, and development of urban design form.

While Section 5 of this booklet provides details on project concept vision and design rationales, the amended design proposal aligns with the Granville Street Planning Policy vision and objectives, which is to be presented to Council in Q1 2025. As such, our rationale is that the merits of the proposal are considered in a shared belief that the opportunity this amended proposal offers justifies re-evaluation, flexibility, and above all optimism in the dramatic potential it represents.

To demonstrate the broad alignment, and to identify the key variance, the proposal provides a summary for each of the Plans, Guidelines, and Agreements in the following pages.

Downtown South (Granville Street) Guidelines:

- Key areas of the Downtown District have guidance offered by way of detailed design guidelines.
- The Downtown South (Granville Street) Guidelines codify the conditions that foster consistency and stasis on the 5-block portion of Granville Street from Robson Street south to Drake Street.
- The project site is in Area K1, where a prescriptive building zoning is imposed, with a maximum height of 27.4m (90ft) and a maximum density of 3.5 FSR.



3.1.1 Robson Street Elevation

Granville Street (Downtown South) Prescriptive Zoning Envelope

Rezoning Rationale Summary

Non-compliant Aspects of the Proposal:

1. Height

- 90' (allowed) vs **455' for North Tower & 400' for South Tower** (built up to the view cone)

2. Density

- 3.5 FSR (allowed) vs **14.50 FSR** (proposed)

3. Use

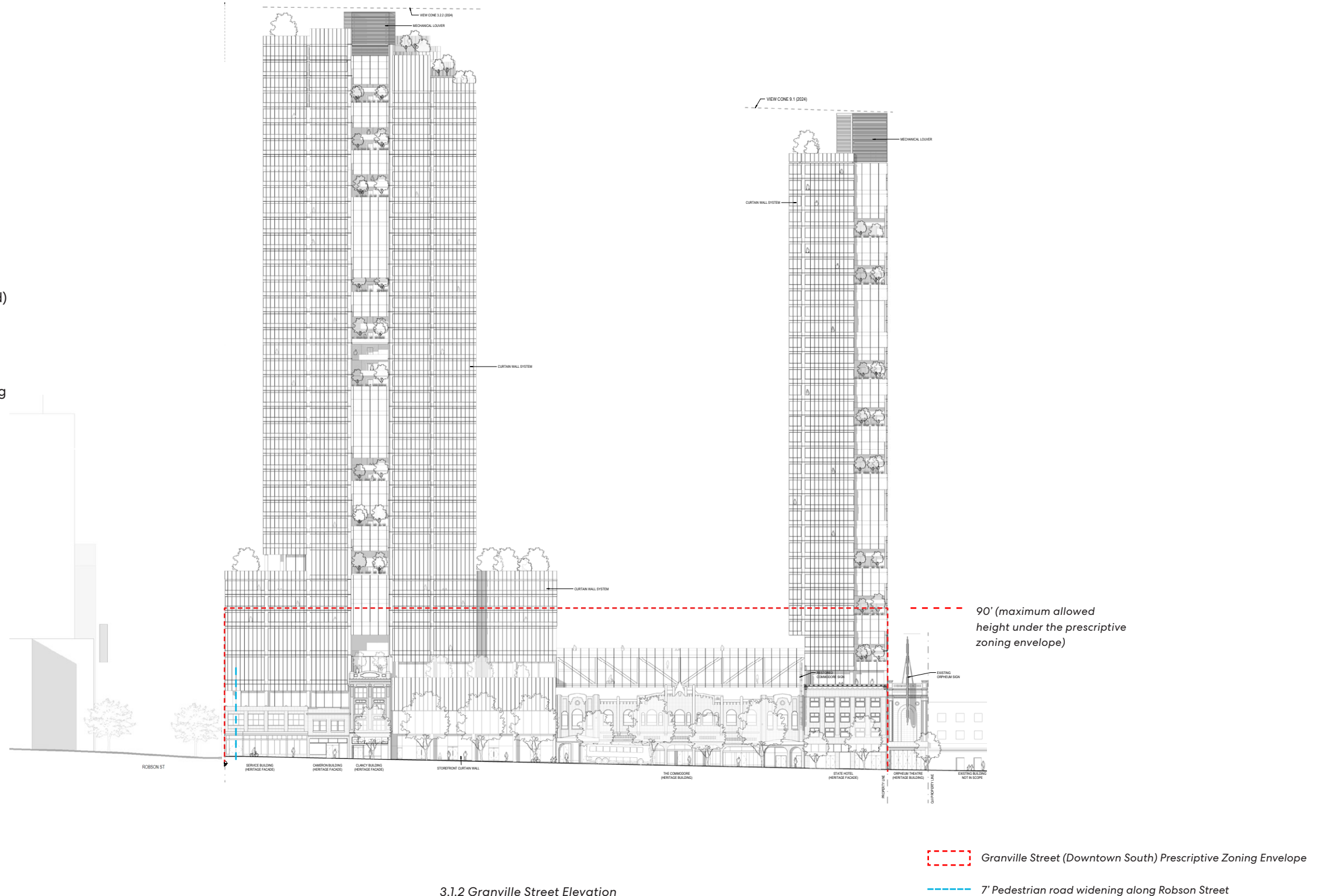
- **Residential Use** (not permitted) vs. **Rental Housing** (proposed)

4. SRW along Robson Street

- 7' (required) vs. 0' (built to the property line due to the existing heritage retention)

While we acknowledge that the proposal varies some important characteristics of the governing zoning district schedule (i.e., DD-K1), the amended design proposal aligns with the Granville Street Planning Policy vision and objectives. The Granville Street Planning Policy Report will be presented to Council in Q1 2025, providing a policy framework for informing and enabling future redevelopment within the study area with additional height, density, and use.

As such, we expect that Planning Staff will review and evaluate this application alongside policies being developed as part of the Granville Street Planning process.



3.1.2 Granville Street Elevation

3.2 Downtown Official Development Plan

The existing DD zoning (Area K1) that governs the site is augmented by the area-specific Downtown Official Development Plan adopted by council in 1975.

The Downtown Official Development Plan is key in shaping the Downtown District (DD) of the City. As the regional centre of commercial development, and the greatest concentration of working and shopping within the region, the importance of the area is recognized by the plan, and a more elaborate set of considerations and requirements are imposed or allowed, compared with other areas of the city.

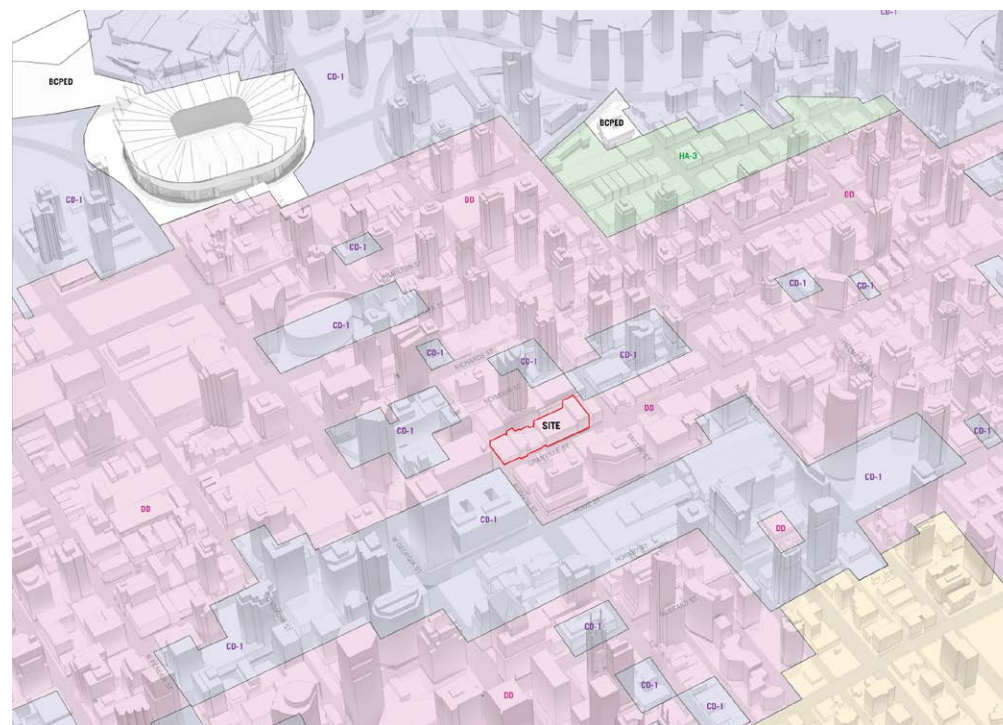


Figure 3.2.1 Zoning

Not all policies, plans and guidelines relate specifically to form or development or land use. The broad implications of this proposal necessarily are influenced by other roles the city fulfills beyond land use and forms of development.

Intent

The Downtown District is the regional centre of commercial development. It contains the greatest concentration of the working and shopping public within the region. The well-being of this concentration of people requires more than the customary regulatory mechanisms in order that the buildings, the open spaces, the streets, the transportation systems and other components of the urban scene can be arranged appropriately for the benefit of the general public.

The intent, in the adoption of this Official Development Plan and the accompanying guidelines, is as follows:

1. To improve the general environment of the Downtown District as an attractive place in which to live, work, shop and visit;

The amended proposal for the 800 block of Granville Street will revitalize the street level retail and provide a much needed improvement to the quality of the retail experience. Through conservation of five heritage resources at grade, provision of food and beverage space at level 5 with a cabaret style venue for live music presentation, and introduction of additional new hotel and rental residential uses, the proposal will significantly raise the overall quality of the built environment along Granville Street.

2. To ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users of the Downtown;

The amended proposal will offer a high-quality contemporary design, rehabilitate the heritage resources, and provide food and beverage space at level 5 with a cabaret style venue for live music

presentation for public and new multi-level outdoor terrace spaces for building users.

3. To provide for flexibility and creativity in the preparation of development proposals;

The proposal aims to take full advantage of design creativity, in providing a unique design aesthetic that is distinctive and commensurate with the dynamic nature of Granville Street. It will be a new landmark, and source of pride for the City.

4. To encourage more people to live within the Downtown District;

Adding over 520 homes and 100 hotel rooms in Downtown Vancouver, the proposal will encourage more people to live within the Downtown District, while improving the built environment and public realm will continue to draw workers and residents who desire living near their place of work, shop, and play.

5. To support the objectives of the Greater Vancouver Regional District as referred to in "The Livable Region 1976/1986" as issued March 1975, to decentralize some office employment to other parts of Greater Vancouver by discouraging office developments considered inappropriate in the Downtown District;

As a transition block from the largely residential and mixed-use areas of Downtown South, to the high intensity commercial uses of the Central Business District and CBD Extension areas, the 800 block of Granville Street includes additional uses (i.e., residential and hotel) in this amended submission while maintaining 3.5 FSR of base density allocated towards a commercial use to benefit the street, and

the economy in general. The population density on the street generated through a highly complex range of new and complementary uses within a precedent setting development typology will support business, increase activity, and revitalize the Granville Street.

6. To improve transportation downtown by encouraging greater transit usage, discouraging automobile usage for journeys to work, and by maintaining automobile access for non-work trips including shopping, business and entertainment;

This project offers an opportunity to communicate a commitment to sustainable planning and transportation. Proximity to transit is apparent by virtue of the site, with a number of Skytrain stations located within a 10-minute walk radius; the project is not auto-dependent.

7. To create a distinctive public realm and a unique and pleasing streetscape in the Downtown District;

The proposal fully reflects the intent of the Downtown District Guidelines, supporting the role of Granville Street as a key element of the public realm and a cultural and entertainment destination in the City. The redevelopment of the site revitalizes and restores the street-facing heritage facades, bringing back the intended character of the buildings consistent with the City's larger historic context and cultural value.

Downtown Official Development Plan**Uses**

The objective of the existing zoning is 'to improve the general environment of the Downtown District as an attractive place in which to live, work, shop and visit.'

While the dwelling use is not encouraged, the uses proposed are permitted and encouraged under the current DD - Area K1 zoning, including hotel, commercial, arts and culture, and retail at grade. Aligning with the vision and objectives of the Granville Street Planning work, the mix of uses proposed are compatible with the intent of land use and retail use continuity requirements.

As a catalyst project located at a unique location, the amended proposal introduces a highly complex range of new and complementary uses within a precedent setting development typology, in a way that resuscitates the cultural heart of the city, that is at once vital and dynamic whilst also welcoming to all.

Retail Use Continuity

Provide for retail, retail-commercial and service uses along existing and potential pedestrian routes for the interest and enjoyment of pedestrians. Continuous retail, retail-commercial or service uses shall be required on the ground floor of street frontages.

The proposal maintains, restores and rehabilitates the existing retail frontages along Granville and Robson Streets. New storefronts are introduced where existing infill buildings are removed.

Density - Floor Space Ratio

The permitted maximum density is varied

throughout the Downtown District. In areas denoted with the designation letter 'K1', the total density for all permitted uses must not exceed a floor space ratio under DD, Area K1 is 3.5.

The design forming this amended proposal would require a relaxation from 3.5 FSR to 14.50 FSR. This density is considered in conjunction with the basis of heritage rehabilitation and designation, in addition to SRO replacement and significant contributions towards arts and culture including upgrades to the Commodore Ballroom and accessible access to the Commodore Lanes. Density is capped by the view cone that passes through the project site (view cone 3.2.2 for North Tower at 455' and view cone 9.1 for South tower at 400').

Density - Height

The height permitted under the current zoning is 27.4m (90ft).

The height of the proposed design would require a relaxation from 90ft to the proposed 455ft for North Tower and 400ft for South Tower, which would place the top of the building below the view cones that pass through the project site.

While there was no updates to Granville Bridge view cone 12.2 which caps the original submission building height to 260ft, the expected change to that view cone will be presented to Council for approval as part of Granville Street Planning Policy report. The report is expected to be in front of Council in February/March 2025. Planning Staff to review this application alongside policies being developed as part of the Granville Street Planning process.

Horizontal Angle of Daylight

Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24m (80ft) between residential buildings, 18m (60') between a residential building and an office tower.

Provisions around the Horizontal Angle of Daylight are made to acknowledge livability in an adjacent residential building. Refer to tower separation rationale under Section 5 of this booklet for design rationales.

Parking By-Law Section 4.6

4.3.1 Non-residential Uses - Downtown Except for accessible parking with is to be provided in accordance with section 4.8.4 ... all non-residential uses Downtown shall provide maximum of one parking space for each 115 m² of gross floor area.

The proposal provides accessible parking in accordance with section 4.8.4. Total amount of regular parking stalls provided is lower than maximum requirement. Refer to TDM&TAMS report prepared by Bunt&Associates.

Social, Cultural and Recreational Amenities and Facilities

Social, cultural and recreational facilities shall be provided for the enjoyment of downtown residents and employees. Including facilities which provide opportunities for physical fitness; facilities for general recreation; facilities which provide a service to the public; and facilities for

arts and culture.

The proposal broadly aligns with the value of social, cultural, and recreational amenities downtown. The amended design includes stepped outdoor terraces at residential levels and amenity spaces for hotel intended to promote the well-being of the building tenants and guests. The food&beverage transition zone at level 5 with outdoor terrace, where a cabaret style venue for live music presentation finds a home will offer arts and culture services to the general public.

Public Realm Design

The purpose of this section is to help create distinctive areas and neighborhoods in the Downtown through the enhancement of the public realm with special treatment of the streetscape. Buildings, semi-public open spaces and setback areas should be designed and detailed to complement the design of the public realm. Aspects to consider include, but not limited to: setback requirements, paving, lighting, planting, driveway crossings, pedestrian entrances and walks, seating, display windows, weather protection, garbage storage, and loading facilities.

While supporting the role of Granville Street as a key element of the public realm and a cultural and entertainment destination in the City, the proposal offers a unique streetscape and provides food&beverage space at level 5 with a cabaret style venue for live music presentation to encourage public interaction and gathering.

The addition of an elevated bike hub above the

Commodore will promote a green mobility while providing an outdoor terrace on the top of the structure and adding a visual interest to the public realm.

The proposal contemplates multiple functional approaches to the existing laneway while maintaining City engineering functions. The proposal encourages the laneway to be used as public space through strategic treatment of heritage lane facades, special paving, and potential projection opportunities on the wall and the floor, inviting evening activities and providing a delightful and exiting environment for public.

3.3 Granville Street Planning



Figure 3.3.1 Granville Street Planning Vision and Objectives

The Granville Street Planning Policy Report will be presented to Council in Q1 2025, providing a policy framework for informing and enabling future redevelopment within the study area with additional height, density, and use.

As such, we expect that Planning Staff will review and evaluate this application alongside policies being developed as part of the Granville Street Planning process.

Intent

With a City Council direction, the Planning Staff is working with businesses, residents, and community partners to reinvent Granville Street as a world-class art and entertainment destination in downtown Vancouver. A new plan for the area will build on Granville Street's history and enhance the cultural hub with a mix of live music and performance, hotels, and dining options offering an elevated visitor experience. Over time, the district will feature a pedestrianized high street and a safe, high-quality public realm that is active day and night with various events, celebrations, and public life.

The Granville Street Plan will guide the area's transformation and will be built over time through partnerships, re-investment, redevelopment and City-led capital projects. Granville Street runs through the heart of downtown Vancouver, connecting the Central Business District to neighbourhoods at the south of the peninsula. The study area for the Granville Street Plan, between Georgia Street and Drake Street, is home to Vancouver's primary entertainment district and reflects over a century of the city's post-contact development and cultural history.

Vision

Located in the heart of downtown, Granville Street will be transformed into a welcoming, safe, diverse and vibrant entertainment district. It will come alive with activity day and night, all year round, evolving into a premier cultural destination for live performances, dining, civic life, and celebrations.

As a catalyst project located at a unique location, the amended proposal introduces a highly complex range of new and complementary uses within a precedent setting development typology, in a way that resuscitates the cultural heart of the city, that is at once vital and dynamic whilst also welcoming to all. Additional uses included in the amended proposal to

create a safer and cleaner street that is foundational to Granville Street long-term success.

Plan Framework

The plan features three key moves that create the overall framework for our actions. These include three distinct sub-areas that are connected by a destination public space and a year-round pedestrian zone along Granville Street that spans the downtown peninsula, and necessary transit improvements on Howe and Seymour Streets.

The City Centre sub-area focuses on the Vancouver City Centre and Granville SkyTrain stations (at Georgia Street and Granville Street) and the intersection of Granville Street and Robson Street. This area will be transformed into a central public plaza for civic gatherings and celebrations. The City Centre will be revitalized as a vibrant civic, retail, and commercial hub. It will feature new mixed-use residential developments, including some of Vancouver's tallest towers, redefining the city skyline and marking the area as a key gateway to downtown. Transit entries and connections will be integrated into new developments to ensure connectivity. See an image (Figure 3.3.2) illustrating potential future of Granville Street in 20 years.

Located in the City Centre sub-area of Granville Street Planning, the design proposal will not be confused with ordinary downtown development, as it is distinctive and commensurate with the unique site location and the dynamic nature of the Granville Street. It will be a new landmark, and source of pride for the city in a way it reinvigorates the fundamental elements of Granville Street's soul—heritage assets, historical uses, and arts & culture venues.

Key Moves

1. Entertainment District Management - A safe and vibrant entertainment district requires coordinated management deliver sustained success.

The design proposal provides video screens and allocates air time for the City of Vancouver arts and culture use. Multiple, almost around-the-clock uses and significant residential and employment density will increase safety and security.

2. Arts, Culture & Entertainment - Focus on arts, culture, live music and entertainment.

The 800 block is one of the most complete blocks of heritage buildings on Granville Street, but only one building has a heritage designation. The design proposal ensures the conservation of all five heritage resources on the site, while ensuring and strengthening long term viability of historic legacy uses—Commodore Ballroom, Retail, and Lanes. The proposal also provides food and beverage space at level 5 with a cabaret style venue for live music presentation for public and new multi-level outdoor terrace spaces for building users.

3. Land Use & Development - Increase development opportunity and land use diversity to encourage new investment and boost activity.

Located in the Transition Areas B of the Granville Street Planning, the proposed mixed-use residential development aligns with key objectives of the plan by supporting creation of new affordable housing to replace existing SROs within the State Hotel/Norfolk Rooms, preserving and improving back of house capacity of the Commodore Ballroom, and including hotel and commercial spaces.

Granville Street Planning

4. Development & Design Features - The updated development and design guidelines for Granville Street will build on the area's unique character, introducing new forms and features that complement and enhance its existing charm and heritage.

The design proposal embodies the juxtaposition between old and new by maintaining the distinctive 'sawtooth' pattern of the street wall. Combined with new additional uses, the proposal creates a truly-activated public realm at a street level, a viewing deck above Commodore while celebrating green mobility, and a set of shared balconies for social gathering and fostering a sense of belonging and community for inhabitants.

5. Building Heights - Building heights along Granville Street will be increased to match the surrounding Downtown area, typically ranging from ~200 to 400 ft.

Aligning with the recent updates (approved by Council on July 10th, 2024) to the CoV public view cones, the project adheres to height limits posed by updated view cones passing through the site.

North tower at Granville & Robson is capped at 455ft (Q.E. Park view cone 3.2.2) with southwestern portion of massing limited to 400ft due to 9.1 view cone coming from Cambie Street.

South tower above the Norfolk Rooms/State Hotel rises to 400ft while staying under the most restrictive view cone (Cambie Street view cone 9.1) passing through the tower.

While there was no updates to Granville Bridge view cone 12.2 which caps the building height to 260ft, the expected change to that view cone will be presented to Council for approval as part of Granville Street

Planning Policy report. The report is expected to be in front of Council in March 2025.

Planning Staff to review this application alongside policies being developed as part of the Granville Street Planning process and provide a recommendation accordingly. This includes the review of View Cone 12 (Granville Street Bridge) and recommendations to update these guidelines to support the vision and objectives of the plan.

6. Public Space - Create a destination public space and work toward a year-round pedestrian zone with a focus on gathering and celebration.

While supporting the role of Granville Street as a key element of the public realm and a cultural and entertainment destination in the City, the proposal offers a unique streetscape with retained and restored heritage buildings, and around-the-clock uses including commercial retail, food&beverage, hotel, and secured rental residential.

7. Transportation - Maintain or improve transit reliability and access by developing supportive transit priority infrastructure on Howe and Seymour streets, and enhance the walking experience in the area.

This project offers an opportunity to communicate a commitment to sustainable planning and transportation. Proximity to transit is apparent by virtue of the site, with a number of Skytrain stations located within a 10-minute walk radius; the project is not auto-dependent. The addition of an elevated bike hub above the Commodore will promote a green mobility while providing an outdoor terrace on the top of the structure and adding a visual interest to the public realm.

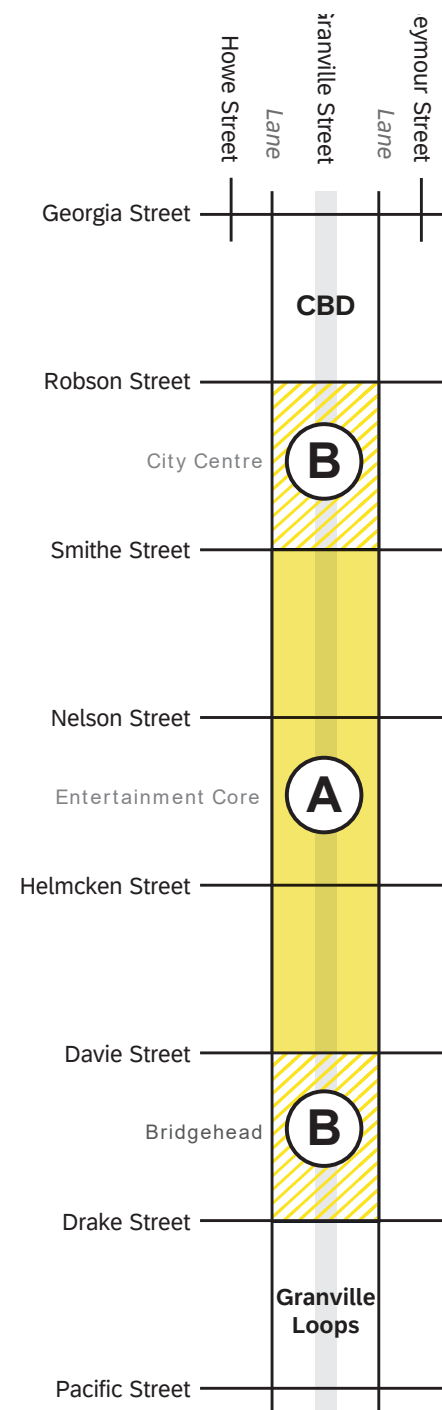


Figure 3.3.2 Granville Street Planning - Land Use Policy Area

800 Granville is located in the Area B that permits secured market rental housing, hotel, office, retail, etc.

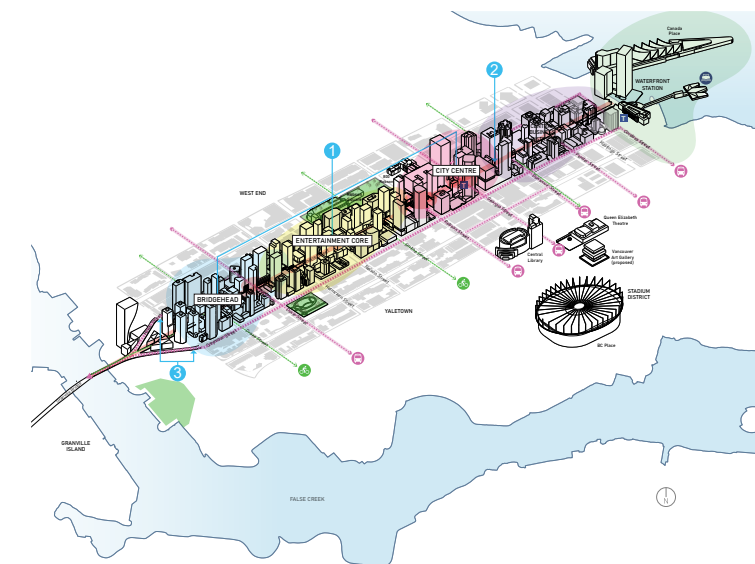


Figure 3.3.3 Potential Future of Granville Street in 20 Years

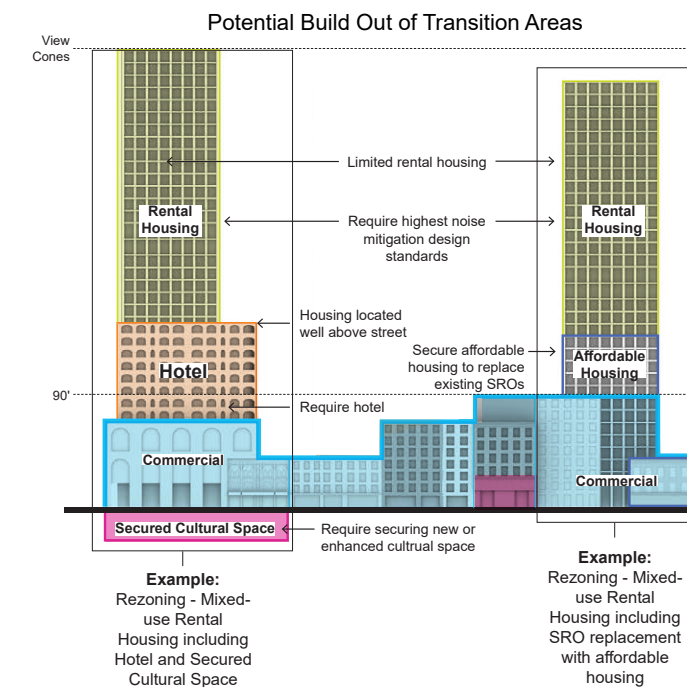


Figure 3.3.4 Potential Build Out of Transition Areas

3.4 Metro Core Jobs & Economy Land Use Plan

The Metro Core Jobs and Economy Land Use Plan is a major planning initiative launched by Council in 2005 to develop a long term land use policy plan to accommodate the future economy and jobs in the Metropolitan Core of Vancouver. The goals of the Plan are for ensuring the capacity of the Metro Core is sufficient to accommodate job and economic growth. In addition, its intent is to ensure that land use regulations are not an impediment to economic development. It has regularly been an enabling policy to allow rezonings of property downtown.

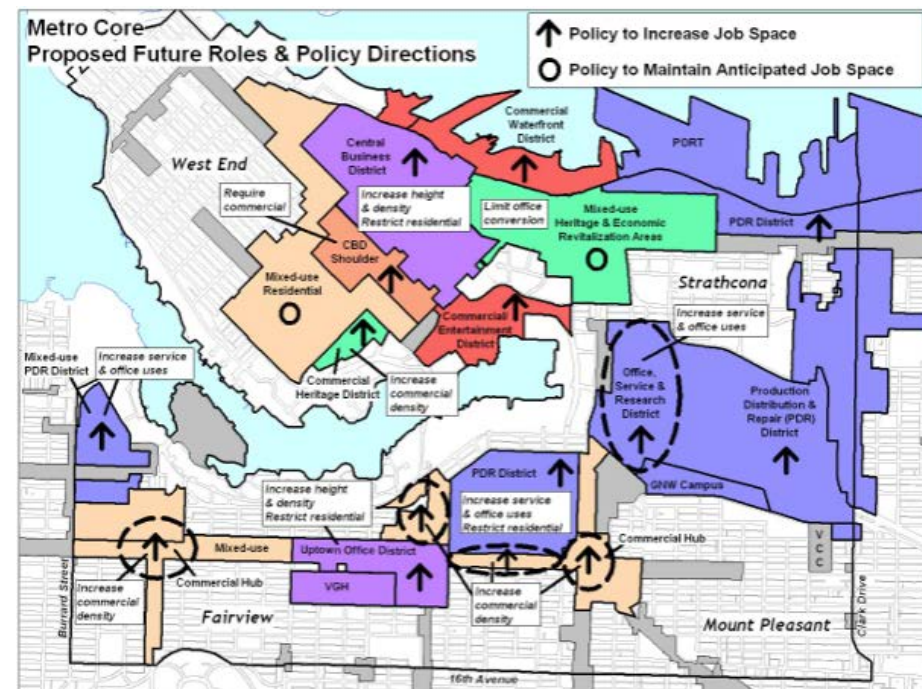


Figure 3.3.1 - Metro Core: Proposed Future Roles and Policy Directions. As a transition block from the largely residential and mixed-use areas of Downtown South, to the high intensity commercial uses of the Central Business District and CBD Extension areas, the 800 block of Granville Street includes additional uses (i.e., residential and hotel) in this amended submission while maintaining above 3.5 FSR of density allocated towards a commercial use to benefit the street, and the economy in general.

Overall Policy Direction

1. Affirm the Metro Core’s role as the major employment and cultural centre of the region and ensure adequate job space for future job growth, while meeting other City objectives such as affordable housing, sustainable transportation, cultural amenity and heritage revitalization.

As a transition block from the largely residential and mixed-use areas of Downtown South, to the high intensity commercial uses of the Central Business District and CBD Extension areas, the 800 block of Granville Street includes additional uses (i.e., residential and hotel) in this amended submission while maintaining 3.5 FSR of base density allocated towards a commercial use to benefit the street, and the economy in general.

2. Support sustainable transportation objectives by focusing job growth in areas well-served by public transit, and by maintaining a balance between jobs and housing.

Featuring exceptional access to sustainable transportation infrastructure, the redevelopment is centrally located and is well served by existing bus stops on Granville Street, and within short walking distance of a number of Skytrain stations and several bike share facilities.

3. Explore parking strategies and standards that support sustainable transportation modes; visitor and business/customer needs; and re-use of existing industrial buildings.

Some below grade parking is proposed for the project, to acknowledge the scale of the development. Given the high walkability, transit, and bike score offered by site, the proposal features a development with

sustainable transportation prioritized through provisions of bikes in an elevated structure above the Commodore with access to direct view and daylight, encouraging tenants to make use of green transportation.

4. Expand the Central Business District (CBD) by confirming the CBD extension areas as part of the CBD. Reinforce the CBD as the region’s major compact, high amenity business and cultural district, centered on transit.

As a catalyst project located at a unique location, the amended proposal sensitively creates a transition across the block by introducing additional uses (i.e., hotel and rental residential) in a way that resuscitates the cultural heart of the city.

5. Maintain significant potential for job space in job areas outside of the CBD and Broadway Uptown by pursuing opportunities for mixed-use residential/commercial buildings only when job space would be increased beyond the anticipated commercial capacity on the site. Appropriate job areas where mixed use could be used to achieve additional job space capacity include: Northeast False Creek; Central Waterfront and Hub; CBD Shoulder; Yaletown; Burrard Slopes; and the Broadway Corridor, outside of Uptown.

6. Investigate live-work as an opportunity for flexible and diverse job space in areas where job space is not the primary consideration.

As a transition block from the largely residential and mixed-use areas of Downtown South, to the high intensity commercial uses of the Central Business District and CBD Extension areas, the amended

proposal will introduce a highly complex range of new and complementary uses—continuous retail space at grade, commercial spaces from level 2 to 4, food&beverage space with a cabaret style venue for live music presentation at level 5, hotel rooms from level 6 to 8 in the North Tower and social housing rooms in the South Tower for arts and cultural people/professionals, and rental residential units above level 10.

While creating more foot traffic for a safer and cleaner street that is foundational to Granville Street long-term success, this precedent setting development typology will create a complementary supply of employment space adjacent to the CBD by maintaining 3.5 FSR of commercial density for hotel, commercial, food&beverage, and retail spaces within the redevelopment.

Coupled with the distinctive nature of the street combined with the density of live-shop-play-work uses make it a valuable contributor to the economy and vitality of the City.

7. Provide a variety of opportunities for support services, including hotels, to continue to locate close to and within the appropriate areas that include the CBD, CBD extension areas, mixed-use areas of Triangle West and Downtown South.

In addition to a proposed rental residential use, the amended proposal will advance commercial support land uses by including around 50,000 ft² of hotel use, and conserving the heritage buildings within the property for retail and food&beverage uses.

3.5 Central Area Plan | Granville Street (Downtown South) Guideline | A Design Handbook for Building Frontages on Granville Street

Central Area Plan

The Central Area Plan is an overarching plan that addresses the long term strategic goals for the city. It's intended to act as a guide for area and project planning in the central area of the City. Devised following Expo 86 and adopted in 1991, the Plan has influenced subsequent planning downtown, and its intentions are generally recognizable in the development that has followed. The proposal site is located in the 'Downtown South: Granville Street' Sub Area that is defined by the plan. There are seven key goals for the Central Area:

1. The Economic Generator - the focus of the region's economy.
2. An Alive Downtown - a mix of activities where people live, work, shop, and play.
3. For All People - all income, ethnic groups, ages, and mobility.
4. A Spirit of Place - unique qualities and symbolism as a special place.
5. A Central Area in Nature - connection to the setting and nature.
6. A Walkable Central Area - walking as the primary means of getting around, supported by transit and cycling.
7. An Accessible Central Area - enhanced accessibility for the area.

The amended design proposal is consistent with the general characteristics of the plan, specifically by introducing a highly complex range of new and complementary uses, creating strategically

located space for hotel and commercial activities, and a commitment to street-accessed retail space along Granville and Robson Streets. The amendment recognizes the importance of the downtown as a distinctive part of the City and would contribute a unique new landmark to benefit the central area.

Granville Street (Downtown South) Guidelines

The general intent of these guidelines is to assist in the creation of a distinct urban character for Granville Street as an entertainment district for the city and as a pedestrian-oriented shopping area for Downtown South. These guidelines are to be used in conjunction with a companion document entitled *A Design Handbook for Building Frontage on Granville Street*. Both documents should be referred to during the initial design stages for improvements and development to ensure the many aspirations of this important street are met.

The proposal broadly aligns with the policy objectives of these guidelines. Key Alignments:

- Heritage is explicitly identified in the Guidelines, recognizing the importance of heritage buildings to the character of the street, and retention is favoured, with discretion available to incentivize development that retains heritage assets. The redevelopment has one of the most complete blocks of heritage buildings on Granville Street. Our proposed development can guarantee the conservation of all five heritage resources within the property.
- The Guidelines favour the creation of a

continuous street wall, but also acknowledge the potential to set back upper levels and the creation of mid-level terraces. Our proposal preserves predominant 'sawtooth' profile of the street wall by purposefully positioning the new addition that is distinguishable from the heritage base.

- In consideration with the general intent of these guidelines, our proposal provides a unique opportunity to permanently boost the prospects for city life and business downtown, bringing social, cultural, and recreational amenities back to the Granville Street.

A key contradiction:

- **The proposed height (455' for North Tower and 400' for South Tower) and density (14.50 FSR) exceeds present regulations of 90' height and 3.5 FSR.**

While the guidelines offer practical guidance for day-to-day development applications, it is unlikely that they were devised with a proposal of this scale and significance in mind. The fact is that a heritage redevelopment of the scale of a city block necessitates a reconsideration of current policy or other avenues to achieve such an important opportunity in the City.

That said, the amended design proposal aligns with the Granville Street Planning Policy vision and objectives. The Granville Street Planning Policy Report will be presented to Council in Q1 2025, providing a policy framework for informing and enabling rezoning projects. We expect

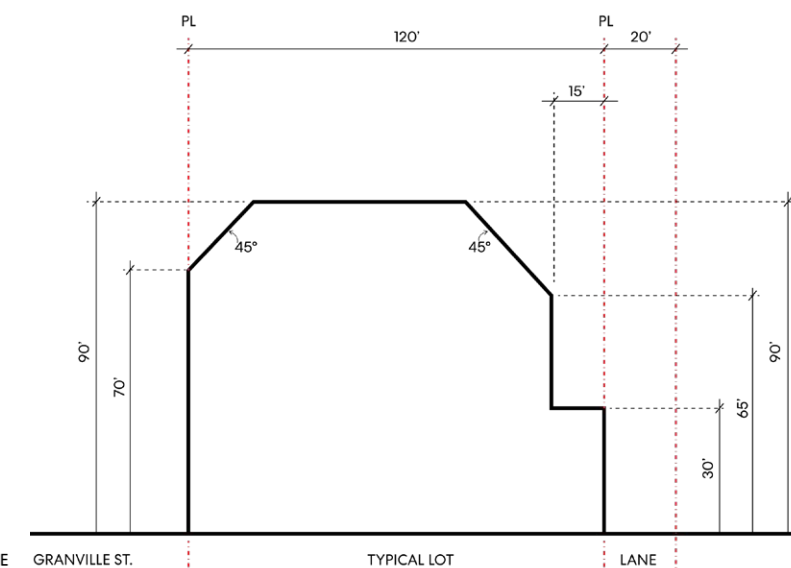
that Planning Staff will review and evaluate this application alongside policies being developed as part of the Granville Street Planning process.

A Design Handbook For Building Frontages on Granville Street

This handbook is for business and property owners Granville Street as well as developers, architects, and City staff when considering development in the 800 to 1300 blocks of Granville in Downtown South. It is intended to lay out design ideas for improvement and development that capitalizes on Granville's unique character.

While the handbook may be considered as simple nostalgia and sentimentality, the intentions behind it are valid. The overarching design implicit in the handbook is to ensure Granville Street has a distinctive character, and undeniable presence. While broadly aligns with many of the detailed requirements of this handbook, our amended design proposal builds on the familiar fabric that is a part of the shared culture of our city, adds new features to create conditions where the street will thrive, and brings a vibrant form of development with a commitment to street activation.

GRANVILLE STREET (DOWNTOWN SOUTH) BUILDING ENVELOPE



3.6 Culture | Shift - Vancouver Culture Plan 2020-2029



Vancouver's New Culture Plan for 2020-2029.



Making Space for Arts and Culture, September 2019

Culture | Shift

Vancouver's new Culture Plan for 2020-2029, provides a framework with strategic directions and actions to align and increase:

- Support for art and culture
- Champion creators
- Build on our commitments to Reconciliation and Equity
- Introduce bold moves to advance community led cultural infrastructure
- Position Vancouver as a thriving hub for arts and culture

The plan identifies five key themes, including desires to increase equity and access, visibility and investment, and capacity. While the plan is focused on the delivery of services, there is an important component related to physical infrastructure, as it is critical to overall success.

As it was the case with original submission, the amendment still overwhelmingly conforms to the plan objectives and identified key themes through:

- Provision of food and beverage space at level 5 with a cabaret style venue for live music presentation will service the Entertainment District and complement increased arts & culture attendance including Orpheum and adjacent venues.
- Securing the future of the Commodore Ballroom. Redeveloping the block will allow

increased performance frequency, meaning more additional shows per year. At the same time, sensitive renovations and strategically enhanced back of house capacity will significantly increase the venue capacity by, allowing the operator to book a wider range of acts.

- Enabling the Commodore Lanes to thrive by bringing more foot traffic to the street and making it accessible by providing an accessible access for people with disabilities.

Making Space for Arts and Culture

This report is integrated with Vancouver's new comprehensive plan and vision for arts, culture and creativity, *Culture|Shift: Blanketing the City in Arts and Culture, Vancouver Cultural Plan 2020-2029*, and informs the space-related actions identified within *Culture|Shift*. It also incorporates and informs the new *Vancouver Music Strategy* space-related recommendations to support a sustainable, resilient, and vibrant music industry for generations to come. Making Space identifies four key targets and six goals:

Targets:

1. Growth - 650,00 ft² of new, expanded, or repurposed spaces affordable City, non-profit, and private spaces.

The amendment would provide a cabaret style

venue for live music presentation at level 5 where food and beverage space is located with an outdoor terrace, serving the Entertainment District and complementing increased arts & culture attendance including Orpheum and adjacent venues.

2. Housing - 400 units of social housing units of artist social housing including shared production space.

The amendment will provide 15,000 sqft of floor area within the redevelopment for SRO replacement as new social housing units. Potential tenants for those new social housing units will be targeted towards arts and culture individuals/professionals.

3. Preservation - develop policies to ensure no net loss of cultural space.

The proposal would help ensure the long-term viability of the Commodore Ballroom and the Commodore Lanes, and help position arts and culture at the centre of city building.

4. Renewal - 150,000 ft² enhancement and renewal of existing cultural spaces

While not a City of Vancouver asset, the Commodore Ballroom and Lanes is an iconic cultural venue. As a part of the redevelopment plan, the intention is to renew the facility to improve existing, expand and update loading, enhance back of house facilities, and increase overall capacity. These efforts will enable an increase in the frequency of performances, and

Culture | Shift - Vancouver Culture Plan 2020-2029

will bring more patrons to the street, as well as maintain valued and established bowling venue with accessibility addressed for leagues across the Lower Mainland.

Goals:**1. Prioritize Self-determined Musqueam, Squamish, and Tsleil-Waututh, and Urban Indigenous Spaces**

While the proposal does not overtly pursue this goal, we recognize the importance of reconciliation to the City. We continue to look forward to collaborating to advance this goal in some capacity.

2. Prioritize Cultural Heritage, Equity, and Accessibility

At its core, the amendment is intended to preserve and revitalize the cultural heritage of the street, which makes it broadly aligned with this goal. Assembling and conserving five historic buildings is an unprecedented commitment to heritage in the City. As a comprehensive redevelopment, the amendment ensures accessibility for all.

3. Remove Regulatory Barriers - it is clear that both individual assistance and systemic change is required to reduce regulatory barriers for arts and culture.

Actively providing a cabaret style venue for live music presentation at level 5, the proposal would welcome this goal.

4. Expand Tools to Prevent Displacement and Secure Spaces - increasing demand for spaces through real estate pressure has resulted in distorted land values and displacement of arts and cultural activities.

In addition to retail, commercial, hotel, and rental residential uses, the amendment also provides a cabaret style venue for live music presentation at level 5, draws arts and culture activities, and brings vibrancy back to the Granville Street.

5. Expand Community Partnerships

As a developer-led project, the intention is to find ways to collaborate with the City of Vancouver to ensure the greatest opportunities for the Commodore Ballroom and Lanes to thrive while bringing in a much-needed positive change to the Granville Street.

6. Increase Community Ownership and Support a Cultural Land Trust

While protecting and enhancing existing arts and cultural venues (i.e., Commodore Ballroom and Commodore Lanes) within the property, the amendment provides a cabaret style venue for live music presentation for local artists to showcase their talent.

3.7 Overview of City Goals

The City of Vancouver is widely recognized as one of the most livable cities in the world. As such, the City is committed to approving projects and developments that are sustainable and cost-effective. A number of policies, strategies and guidelines have been developed in order to align this commitment with Vancouver's objectives.

This project will adhere to the applicable general policies, as described on the following pages.



CLIMATE EMERGENCY (2019)

In January 2019, Vancouver City Council unanimously approved a motion acknowledging that Vancouver needs to do more to reduce carbon pollution in response to the climate emergency that the planet faces. To ramp up the City's actions to align with 1.5°C Climate Goal, staff provided two complementary approaches:

1. A set of six (6) "Big Moves" that will guide the City's work in response to the climate emergency:
 - Walkable City
 - Active Transportation and Transit
 - Zero Emissions Vehicles
 - Heat Pumps
 - Embodied Carbon
 - Negative Emissions
2. A package of fifty-three (53) Accelerated Actions that build on the climate action that the City has taken to date. These are aligned with the Big Moves.

[See Section 04 of this booklet for a preliminary summary.](#)



Green Buildings Policy For Rezoning (2010)

In order to decrease the energy demands and carbon footprint of Vancouver's building stock the city has implemented and updated a policy that requires all Rezoning Applications to meet either:

a. Near Zero Emissions Buildings (Passive House or Living Building Challenge)

OR



b. Low Emissions Green Buildings (LEED Gold) AND meet or exceed performance standards that aim to reduce emissions, improve indoor air quality and decrease water and energy consumption.

[As the original application was submitted under the previous Green Buildings Policy for Rezoning, this amendment will continue to pursue Path B LEED v4 BD+C: Core and Shell Gold Certification while acknowledging some flexibility is required to balance the practicality of heritage retention with the performance expectations of new construction. See Section 04 of this booklet for a preliminary summary.](#)

Rezoning Policy for Sustainable Large Developments (2018)

In order to continue to ensure large development projects provide leading practices and advance Vancouver's sustainability goals, the city has implemented and updated a policy for developments with a land parcel or parcels having a total site size of 8,000 m² (1.98 acres) or more, or containing 45,000 m² (484,375 ft²) or more of new development floor area.

[The amendment includes over 65,000 m² of new floor area and will implement leading sustainable design strategies that align with the policy requirement for Sustainable Large Developments \(2018\). See Section 04 of this booklet for a preliminary summary.](#)

Renewable City Strategy (2015)

The Renewable City Strategy establishes two targets for all of Vancouver:

- Derive 100% energy used in Vancouver from renewable sources before 2050
- Reduce Greenhouse Gas emissions by at least 80% below 2007 levels before 2050

The strategies to achieve these goals by 2050 include reducing demand, increasing the use of renewable energy and expanding the supply of renewable energy sources. The goals of the Renewable City Strategy guide the goals set in the Green Buildings Policy for Re-zonings. The Renewable City Strategy also calls for the expansion of existing Neighbourhood Renewable Energy Systems and the development of new renewable energy systems.

[A high-performance building enclosure and efficient systems will mitigate excessive green house gas emissions associated with the operation of the building.](#)



Healthy City Strategy (2015)

This document aims to address the needs of Vancouver's inhabitants. Organized into three themes: Healthy People, Healthy Communities and Healthy Environments with targets that ensure people have access to housing, services, transit, food, culture and green space.

[Reinvesting in the neighbourhood will benefit the city by improving the character of the street-scape and creating a vibrant form of development with a commitment to a street activation. Community health will increase by encouraging tenants and building users to walk, bike, and make use of the available public transit within close proximity. The shared balconies coupled with outdoor amenity terraces will provide inhabitants with a space for social gathering.](#)

Overview of City Goals



Transportation 2040 (2012)

Transportation 2040 is aligned with the Greenest City 2020 Action Plan. The three primary goals of the document are connected to Economy, People, and Environment. With a goal of hitting two thirds of all trips on foot, bike, or transit by 2040.

Ambitious mobility strategies that prioritize active modes over single occupant motor vehicles are located within close proximity of the site. The proposal aims to prioritize walking and cycling by providing premium infrastructure, including accommodation of bikes in an elevated structure above the Commodore with access to daylight and view, end of trip facilities, and electric vehicle charging stations.



Urban Forest Strategy (2014)

The Urban Forest Strategy provides direction for the retention and regeneration of Vancouver's urban forest. Any street trees will have to be fully protected and maintained during construction. An arborist's report will be required for any of the existing trees on site.

Street trees will be protected and retained, and augmented by pockets of landscaping utilizing diverse and native plant species on the food&beverage level and multiple roof terraces.



Biodiversity Strategy (2016)

The biodiversity strategy contains objectives and targets to increase biodiversity across Vancouver and access to nature for the City's inhabitants. Objectives include the restoration of habitats and species, to protect and enhance biodiversity during development, increase community engagement, and monitor biodiversity to track change and measure success.

The building design will incorporate rooftop terraces with diverse and native species to promote biodiversity.



Vancouver Economic Action Strategy (2011)

The Vancouver Economic Strategy presents a city-wide vision for economic development in Vancouver. Tactics include working with local planners and organizations to generate strategies in order to secure the required space for a growing workforce that also align with local neighbourhoods. Complete neighbourhoods where people can live and work and which reduce automobile dependency are to be encouraged.

A balanced approach provides much needed job space and retail services for Vancouver's growing economy, while bringing the City additional revenues through addition of new space for culture and entertainment.



Vancouver Bird Strategy (2015)

The City of Vancouver Bird Strategy does demand action, but it is a guideline with recommendations for building and landscape design. Bird friendly landscape design that incorporates native species of varying sizes and layers, minimizing human disturbance and reduce light pollution and increase visibility of glass.

Providing diverse and native plant species on the stepped rooftop terraces, the proposal will enhance the urban forest and create a bird-friendly environment. The proposal is exploring bird-friendly options on the cladding design to increase visibility of glass, while meeting stringent energy targets.



Neighbourhood Energy Strategy (2015)

In order to achieve Vancouver's greenhouse gas reduction targets the City has identified neighbourhood energy priority areas where projects that exceed 2000 m² in floor area are required to include a dedicated space for mechanical equipment to connect to a Neighbourhood Energy System (NES).



Legacy steam systems exist in the area. The project team will work with City of Vancouver to determine if a viable NES connection is available.

RAIN CITY STRATEGY (2019)

This initiative focuses on rainwater infrastructure and management and aims to improve and protect Vancouver's water quality, increase Vancouver's resilience through sustainable water management, and enhance Vancouver's livability by improving natural and urban ecosystems.

Introducing a green roof system on the rooftop terraces at various levels as a significant component to integrate sustainable rainwater management strategy, this proposal will use rainwater as a resource rather than a waste product and to improve natural and urban ecosystems.



A Granville Street view showing design intent of the full preservation of the Commodore Ballroom, Lanes and Retails at ground through stepping back the new retail infill levels and announcing the prominent return of the Commodore side wall.